

**WILLIAMSBURG
BOARD OF ZONING APPEALS
MINUTES**

August 6, 2002

The regular meeting of the Williamsburg Board of Zoning Appeals was held on Tuesday, August 6 at 3:00 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE

Present were Board members Chohany, Carr, Kafes, and Knudson. Absent was Board member White. Also present was Zoning Administrator Murphy.

CALL TO ORDER AND MINUTES

Chairman Kafes called the meeting to order.

Mr. Carr moved that the minutes of the July 2, 2002 meeting be approved as submitted. The motion carried viva voce.

PUBLIC HEARINGS

BZA #15-02: Request of William J. Davis for a special exception from Section 21-896 of the Zoning Ordinance to construct a 20'x 24' addition to the single-family dwelling 5.2 feet from the side property line instead of ten feet as currently required by the Zoning Ordinance. The existing dwelling is located 5.2 feet from the side property line. The property is located at 117 Adams Street, Williamsburg Tax Map Number 438-(01)-0C-025,26K and is zoned Single Family Dwelling District RS-2. Approved.

Chairman Kafes introduced the case and invited the applicant to comment.

Mr. Davis, owner, said he would like to construct a 20' x 24' addition to the rear of the dwelling to contain a new bathroom, laundry facilities, and to enlarge the kitchen. He added that the dwelling currently has a small kitchen, one small bath, and no laundry facilities. The request is to have the addition the same distance on the side yard as the primary structure.

Board discussion points included:

- Extinguishing the lot line between Lot 25 and Lot 26B.
- The required rear-yard setback is 25 feet.
- The abandonment of the alley in the rear.

Chairman Kafes dispensed with the public hearing portion of the meeting since there was no one in the audience to speak.

Chairman Kafes noted that Board members had received a copy of an e-mail from Rachel Riley, the owner of the house directly across the street from the Davis house, 118 Adams Street, in support of the request.

Mr. Carr moved that the request for a special exception be approved. The motion for approval was based on Zoning Ordinance Section 21-97(f)2 which states that the following items shall be considered in reaching a decision:

- Stated intent of the zoning district in which the property is located;
- Uses in the area immediately surrounding the property in question;
- Amount of traffic generated;
- Number of people to be employed;
- Hardship that would result from the denial of the special exception, and
- Such other criteria as may be prescribed for a particular special exception under other sections of this chapter.

Mr. Carr also noted that the motion for approval of the request is based on fulfillment of Section 21-97(f)(2) of the Zoning ordinance:

- It is designated, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property;
- It does not unreasonably impair an adequate supply of light and air to adjacent property;
- It does not increase public danger from fire or otherwise unreasonably restrict public safety; and
- It does not impair the established property values in surrounding areas.

Mr. Chohany seconded the motion which carried by roll call vote of 4-0.

Aye: Carr, Chohany, Kafes, Knudson
No: None
Absent: White

OLD BUSINESS

Board of Zoning Appeals Rules & Procedures

Mr. Kafes asked that Board members review the draft Rules and Procedures and provide feedback and comments to him in the next three weeks. It was agreed by all members present that five minutes is ample time for individuals to present comments to the Board on a case. Mr. Kafes noted that a revised draft would be available at the next meeting for discussion. It was also agreed that an acceptable draft would be forwarded to the City Attorney for review prior to adoption.

NEW BUSINESS – None

There being no further business before the Board the meeting adjourned at 3:20 p.m.

Respectfully submitted,

Judy Knudson, Secretary